

# \$964,900 - 536 Parkvalley Road Se, Calgary

MLS® #A2200064

**\$964,900**

4 Bedroom, 3.00 Bathroom, 2,215 sqft  
Residential on 0.16 Acres

Parkland, Calgary, Alberta

OPEN HOUSE: Saturday, March 8th | 1-4 PM

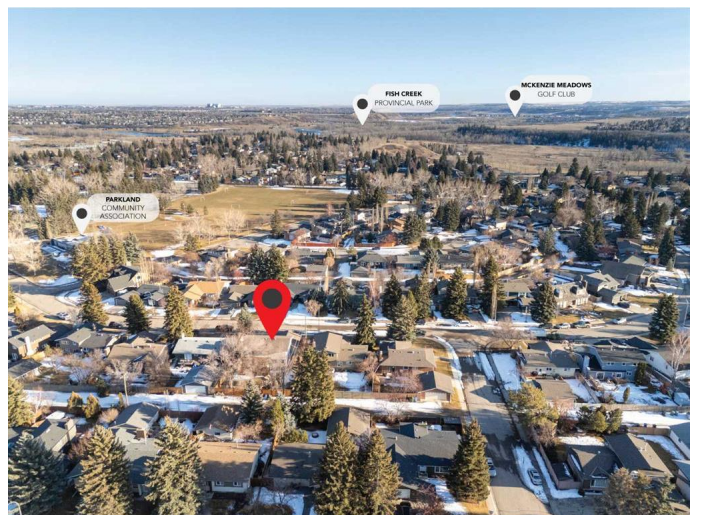
PRISTINE FAMILY HAVEN WITH  
LUXURIOUS TOUCHES | 3,300+ SQ FT

Welcome to this immaculate 4-bedroom residence, thoughtfully designed and beautifully maintained for your family to call home. This exceptional property offers over 3,300 square feet of refined living space with premium finishes throughout.

**MAIN LEVEL ELEGANCE.** Step into refined living spaces featuring gleaming maple hardwood and sophisticated travertine tile. The formal living room flows seamlessly into a generous dining area, perfect for entertaining. The showcase kitchen boasts custom cabinetry with gas cooktop, an island, granite countertops, and a pantry. Unwind in the cozy Family room anchored by a versatile wood/gas fireplace creating the perfect ambiance year-round. **EXCEPTIONAL UPPER LEVEL.**

The rare four-bedroom upper-floor configuration offers extraordinary space for growing families. Enjoy the luxurious master retreat featuring a spa-inspired ensuite with oversized shower and double vanity, plus a generous walk-in closet with abundant storage. Three additional well-proportioned bedrooms complete the upper level, along with a second bathroom featuring a relaxing jetted tub.

**VERSATILE FINISHED BASEMENT.** The fully developed lower level provides endless possibilities with an open-concept recreation room, dedicated exercise space with a



removable dance floor and ballet bar, huge workshop area, and convenient laundry facilities. OUTDOOR OASIS. Relax in your private backyard retreat featuring mature trees providing natural beauty and shade, an expansive deck perfect for outdoor entertaining, an elegant pergola creating a defined outdoor living space, and rear gate access for trailer/recreational equipment. PRIME LOCATION. Nestled in a sought-after neighborhood just blocks from Fish Creek Provincial Park, minutes to Parkland Community Center, with easy access to schools, shopping and amenities. RECENT UPDATES: Furnace (2023), Refrigerator (2022), Dishwasher (2024), Washer/Dryer (2017), Roof (2012). This estate-quality residence shows 10/10 and awaits your personal tour.

Built in 1975

### Essential Information

MLS® #	A2200064
Price	\$964,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,215
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	536 Parkvalley Road Se
Subdivision	Parkland

City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2j4v7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Playground
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Boutique Real Estate Group Inc.

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